

2021-011777

Klamath County, Oregon

08/02/2021 02:10:00 PM

Fee: \$92.00


Western Title & Escrow

360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0218699-DI

Marvin Glenn Hadley

PO Box 62

Crescent Lake, OR 97733

SEND TAX STATEMENTS TO:

Marvin Glenn Hadley

PO Box 62

Crescent Lake, OR 97733

APN: R324517

Map: 3610-01300

3610-00600

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Patricia Cane, Grantor, conveys and warrants to **Marvin Glenn Hadley**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Exhibit A attached hereto

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED THIRTY-NINE THOUSAND AND NO/100 DOLLARS **(\$539,000.00)**. (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: JULY 30 2021

Patricia Cane
Patricia Cane

State of OREGON
County of KLAMATH

This instrument was acknowledged before me on JULY 30 2021 by .

Kent Dickinson
Notary Public - State of Oregon

My Commission Expires: August 30 2024

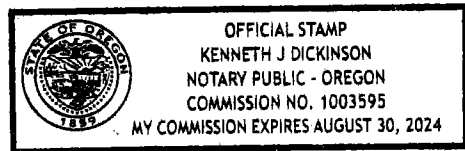


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The E1/2 of Government Lot 20 and that portion of the E 1/2 of Government Lot 13 lying South of the Sprague River Highway, in Section 13, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2 :

The Easterly 400 feet of the W 1/2 of Government Lot 13 that lays South of Highway and the Easterly 400 feet of the W 1/2 of Government Lot 20, Section 13, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The W1/2 of Lot 13, lying South of the Sprague River Highway, EXCEPTING THEREFROM the West 160 feet, ALSO EXCEPTING the East 400 feet thereof, and the W 1/2 of Lot 20, EXCEPTING THEREFROM the West 160 feet, ALSO EXCEPTING the East 400 feet thereof, all in Section 13, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.